

# INDUSTRIAL

MARKET **VANTAGE** POINT

## Q1 **2025** REPORT

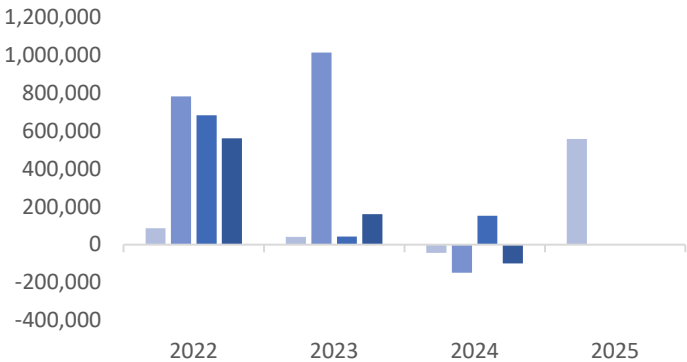
| FREDERICKSBURG REGION



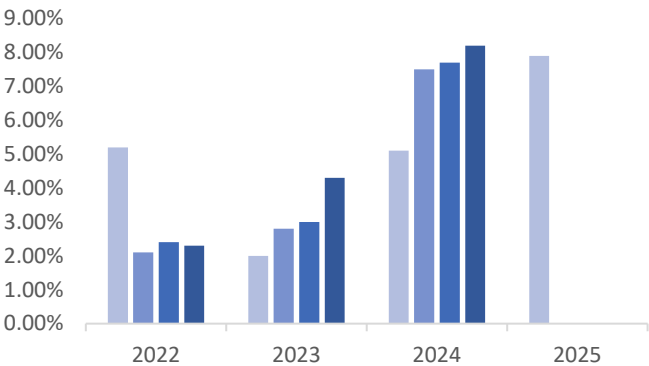
**COLDWELL BANKER**  
**COMMERCIAL**  
ELITE



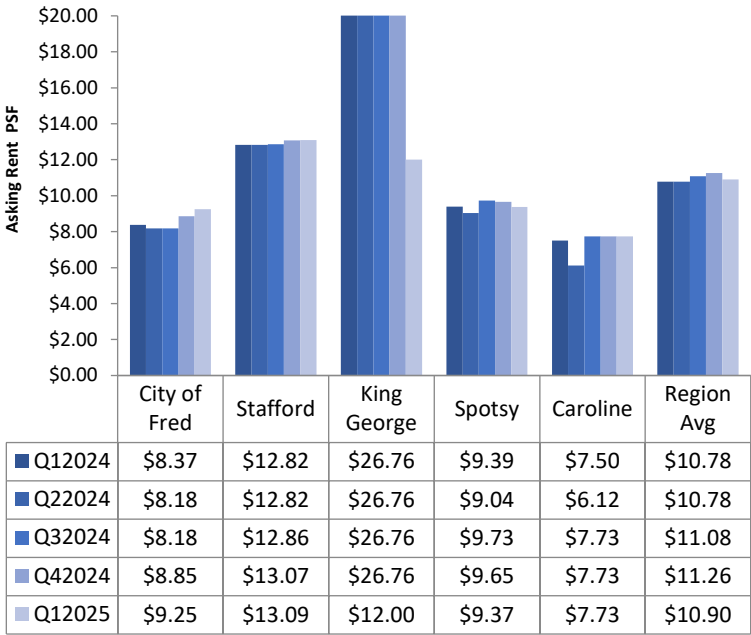
TOTAL NET ABSORPTION, SF



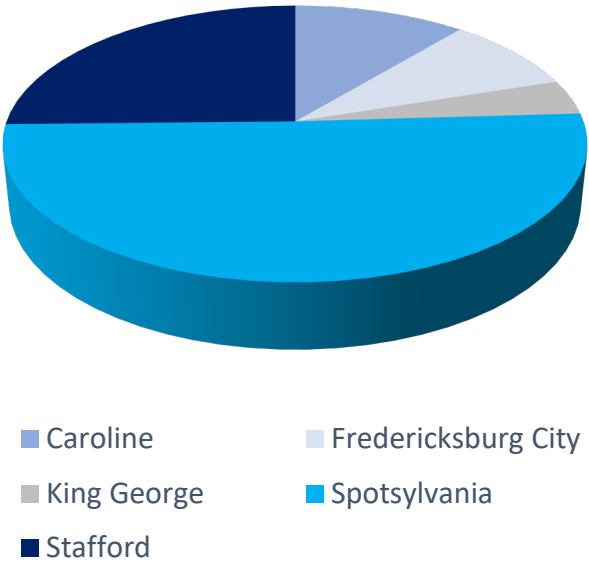
VACANCY RATE



RENTAL RATES BY SUBMARKET



EXISTING INVENTORY

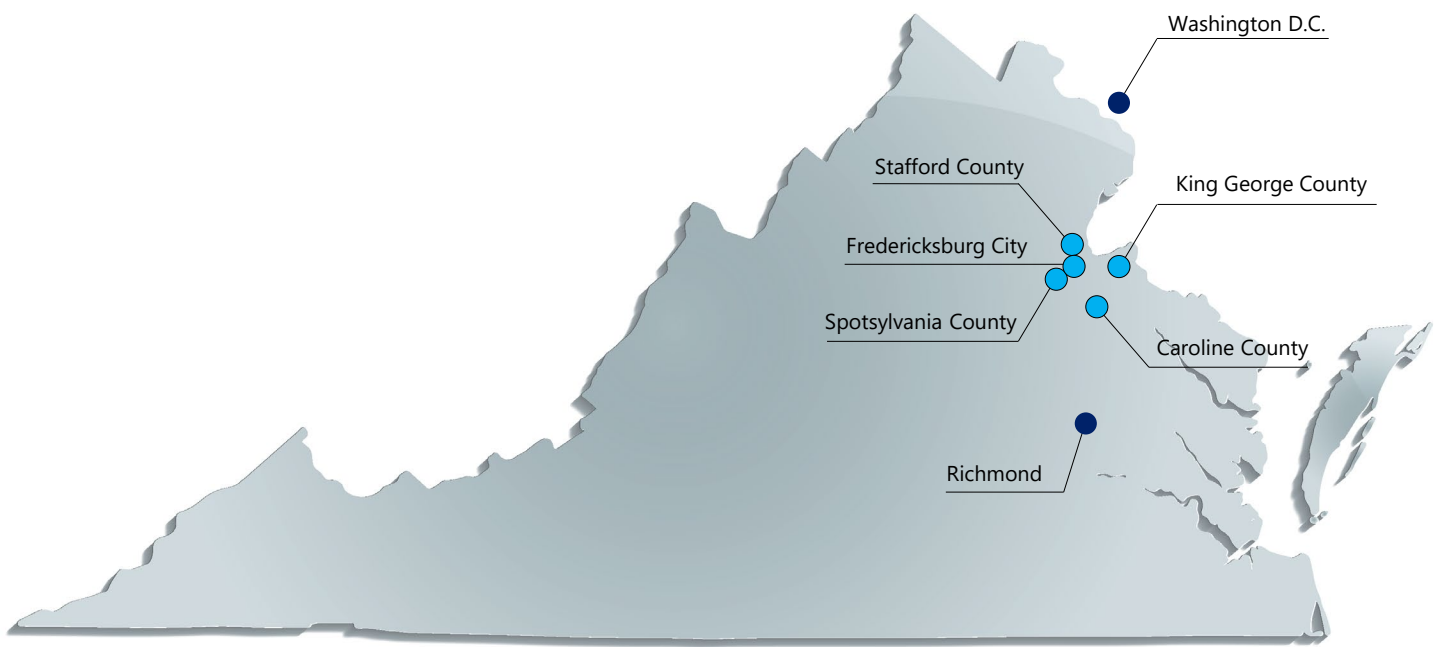


ECONOMIC INDICATORS



Source: BLS, YCharts | Figures reflect the most recent monthly statistics. Arrows indicate increase or decrease since the previous month.





SUBMARKET	INVENTORY (SF)	VACANT (SF)	VACANCY RATE	NET ABSORPTION (SF)	LEASING ACTIVITY (SF)	NNN RENT
Caroline County	3,236,620	325,500	10.1%	58,500	1	\$7.73
City of Fredericksburg	1,421,605	40,680	2.9%	0	0	\$9.25
King George County	565,771	0	0%	0	0	\$12
Spotsylvania County	6,790,416	288,056	4.2%	16,790	87,500	\$9.37
Stafford County	7,647,013	890,040	11.6%	483,943	23,746	\$13.09
REGION TOTALS	19,661,425	1,544,576	7.9%	559,233	224,985	\$10.90

INDUSTRIAL TRANSACTIONS

PROPERTY	SUBMARKET	TENANT/BUYER	TYPE	SQUARE FEET	PRICE
180 Centreport Pky	Fredericksburg	Morgan Stanley & Co. LLC	Sale	486,720	\$77,250,000
13146 US Route 1 Hwy	Woodford	Virginia Landscape Management	Lease	12,000	\$8.20/SF/YR
24 Synan Rd	Fredericksburg	Undisclosed	Lease	1,925	\$14/SF/YR
27 McWhirt Loop	Fredericksburg	Geo Technology Associates Inc	Lease	1,730	\$12/SF/YR
3000 Mine Rd	Fredericksburg	Stoneline Investments LLC	Lease	32,000	\$6.95/SF/YR
3020 Mine Rd	Fredericksburg	Advanced Storage Products	Lease	45,000	\$6.95/SF/YR
210 Centreport Pky	Fredericksburg	JE Richards	Lease	112,600	Undisclosed

# INDUSTRIAL MARKET VANTAGE POINT

As the Fredericksburg region's largest commercial real estate company, Coldwell Banker Commercial Elite is the premier commercial real estate market leader. Coldwell Banker Commercial Elite was awarded the #1 Coldwell Banker Commercial Affiliate Office in Virginia for the past 12 years (2013-2024)! We are currently ranked Top 15 CBC companies in the world. The Coldwell Banker Commercial Elite Team is as dedicated to your success as you are.

While offering this broad scope of services to our clientele we retain the culture and energy of a small, personal firm, so we can quickly react to the demands of a changing marketplace while offering individualized and integrated real estate solutions.

For more in-depth information about the Commercial Real Estate industry's performance, please contact us:

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